

073.0

0001

0009.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
849,600 / 849,600

USE VALUE:

849,600 / 849,600

ASSESSED:

849,600 / 849,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
69		RIDGE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: PATEL ASHVINKUMAR M-ETAL	
Owner 2: PATEL DHARMISHTA	
Owner 3:	

Street 1: 69 RIDGE STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 11,538 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Vinyl Exterior and 2240 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type

LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	11538	Sq. Ft.	Site	0	70.	0.66	12					536,302						536,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	11538.000	313,300		536,300	849,600		46015
							GIS Ref
							GIS Ref
							Insp Date
							10/09/18

PREVIOUS ASSESSMENT		Parcel ID	073.0-0001-0009.A
Tax Yr	Use	Cat	Bldg Value
2020	101	FV	313,300
			0
			11,538.
			536,300
			849,600
			849,600
			Year End Roll
			12/18/2019
2019	101	FV	247,000
			0
			11,538.
			498,000
			745,000
			745,000
			Year End Roll
			1/3/2019
2018	101	FV	247,000
			0
			11,538.
			498,000
			745,000
			745,000
			Year End Roll
			12/20/2017
2017	101	FV	247,000
			0
			11,538.
			436,700
			683,700
			683,700
			Year End Roll
			1/3/2017
2016	101	FV	247,000
			0
			11,538.
			398,400
			645,400
			645,400
			Year End
			1/4/2016
2015	101	FV	240,700
			0
			11,538.
			352,400
			593,100
			593,100
			Year End Roll
			12/11/2014
2014	101	FV	240,700
			0
			11,538.
			333,300
			574,000
			574,000
			Year End Roll
			12/16/2013
2013	101	FV	240,700
			0
			11,538.
			317,200
			557,900
			557,900
			12/13/2012

Source:	Market Adj Cost	Total Value per SQ unit /Card:	379.29	/Parcel: 379.2	Land Unit Type:
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!6123!

**PRINT**

Date

Time

12/10/20

20:55:58

**LAST REV**

Date

Time

02/12/19

12:12:59

ekelly

6123

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16079-581		3/1/1985		168,500	No	No	Y	

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Result
8/4/2014	By Name
94/2009	MEAS&NOTICE BS Barbara S
11/20/1999	Measured 189 PATRIOT
11/3/1999	Inspected 264 PATRIOT
10/13/1999	Mailer Sent 243 PATRIOT
7/31/1993	Measured RV

Sign:	VERIFICATION OF VISIT NOT DATA
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 6 - Colonial				Full Bath: 1	Rating: Average																		
Sty Ht: 2 - 2 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall:	%			OthrFix:	Rating:																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																		
Color: WHITE				A Kits:	Rating:																		
View / Desir:				Frl:	Rating:																		
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																		
Grade: C - Average				<b>CONDOS INFORMATION</b>																			
Year Blt: 1949	Eff Yr Blt:			Location:																			
Alt LUC:	Alt %:			Total Units:																			
Jurisdct:	Fact:	.		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		Exterior:			No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:			1	7	3										
Sec Int Wall:	%			Economic:		%		Additions:															
Partition: T - Typical				Special:		%		Kitchen:															
Prim Floors: 3 - Hardwood				Override:		%		Baths:															
Sec Floors:	%			Total:	31	%		Plumbing:															
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ:	125.00			Heating:															
Bsmnt Gar:				Size Adj.: 1.11874998				General:															
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals	1	7	3												
Insulation: 2 - Typical				Adj \$ / SQ: 139.830																			
Int vs Ext: S				Other Features: 70786																			
Heat Fuel: 2 - Gas				Grade Factor: 1.00																			
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO				Adj Total: 454105																			
% Com Wall				Depreciation: 140772																			
				Deprecated Total: 313332																			
<b>MOBILE HOME</b>				WtAv\$/SQ:				Juris. Factor:			Before Depr:	139.83											
Make:				AvRate:				Special Features:	0		Val/Su Net:	77.17											
Model:				Ind.Val:				Final Total:	313300		Val/Su SzAd:	139.87											
Serial #:																							
Year:																							
Color:																							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 073-0-0001-0009.A								<b>IMAGE</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>					
More: N				Total Yard Items:				Total Special Features:				Total:											